

# BOWEN

PROPERTY SINCE 1862



Asking Rental £1,600 pcm plus VAT

Enclosed Yard at Queens Lane,  
Bromfield Industrial Estate, Mold CH7 1JR

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# Enclosed Yard at Queens Lane, Bromfield Industrial Estate, Mold CH7 1JR



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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A useful and level enclosed yard having a highly visible frontage onto the B5444 just off the Bromfield Roundabout approximately 0.9 miles from Mold Centre. The property is suitable for a wide variety of uses and extends to approximately 720 square meters - approximately 0.18 acres.

**Description and Dimensions:** The property comprises a level approximately 'L-shaped' portion of land enclosed to the highway frontage by concrete post and linked wire boundary fencing, and to the retail zone behind and side by metal palisade fencing incorporating lockable double access gates. The portion is envisioned to be for storage or retail purposes but with many other possible uses subject to planning etc. The area extends to approximately 720 square meters - approximately 0.18 acres - source Promap Ordnance Survey. See location plans and site plans attached.

**Lease:** The property is presently vacant and available to let on flexible lease terms under Landlord and Tenant Act 1954 for a minimum period of three years. The rent will be payable monthly and subject to VAT. The tenant and the landlord will each be responsible for their own legal costs. The landlord reserves the right to claim abortive legal costs from the tenant if the tenant withdraws from a current transaction.

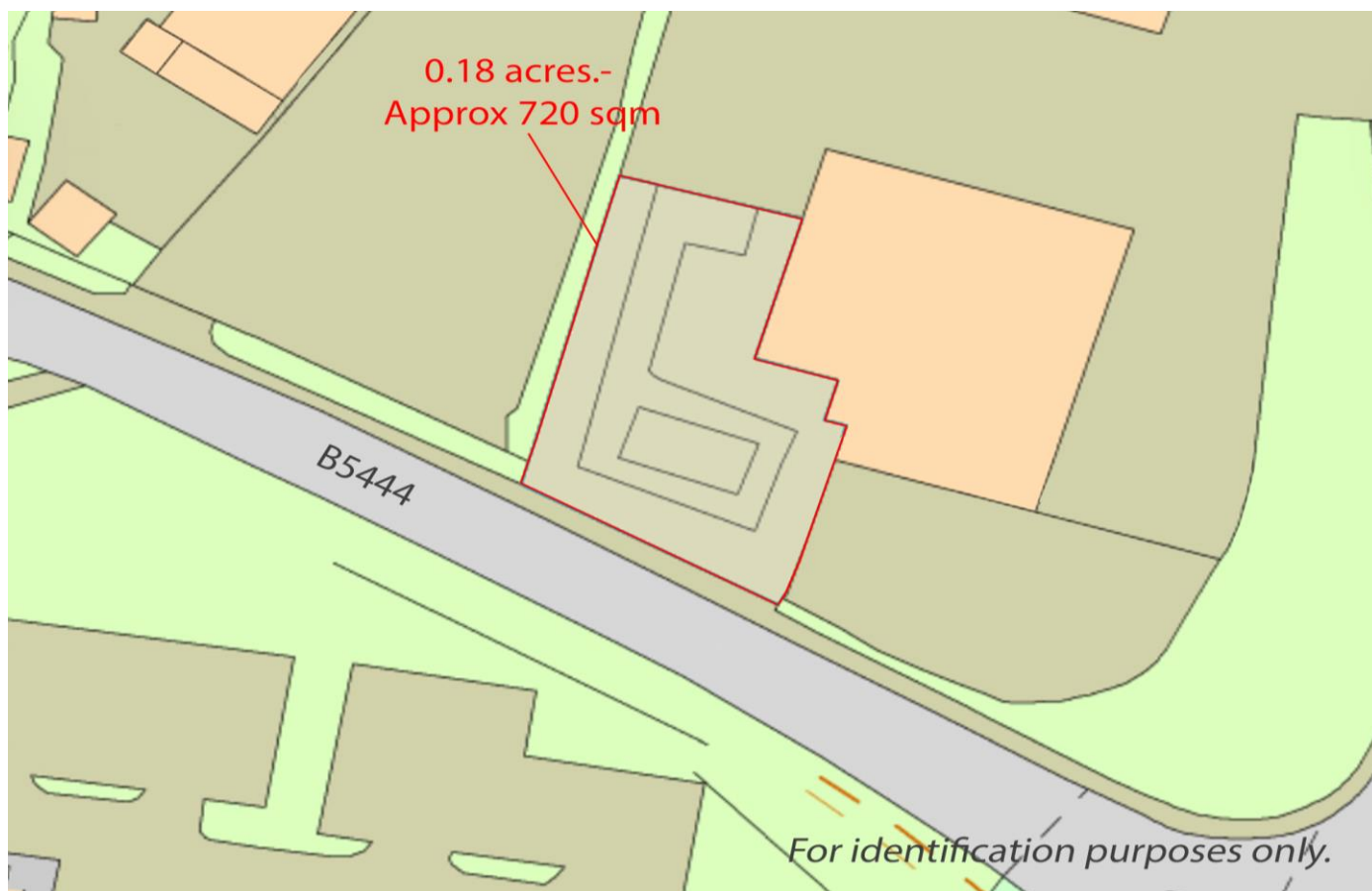
**Services:** The in-going tenant will be responsible for installing /connecting mains electricity and water to the site. Each are available for connection subject to statutory regulations.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



**Viewing Arrangements:** Externally the site is open to view although the gates are secure. Full access can be made by making a prior appointment via the Agents.

**Directions :** Leave the centre of Mold proceeding down the B5444 Wrexham Street for approximately 0.9 miles when the property will be observed on the left-hand side just after The Woodworks Garden Centre and Cafe. The property can be accessed by continuing to the roundabout and turning left and turning left again into the retail park.





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